

City of Houston, Texas, Ordinance No. 2020 - 807

AN ORDINANCE CONSENTING TO THE CREATION OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 572, CONTAINING APPROXIMATELY 54.7490 ACRES OF LAND WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS; AUTHORIZING THE DISTRICT TO EXERCISE ROAD POWERS AND TO ISSUE BONDS FOR ROAD FACILITIES, SUBJECT TO CERTAIN CONDITIONS; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the District was created by special act of the Texas Legislature, 2019 Regular Session, pursuant to House Bill 4692, and codified in Chapter 8026 of the Texas Special District Local Laws Code under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto; and

WHEREAS, Ordinance No. 2006-160, passed and adopted by the City Council on February 21, 2006, sets forth certain conditions for the creation or inclusion of land within a conservation and reclamation district in the ETJ, and permitting such district to issue bonds for certain recreational, road, and fire-fighting facilities; and

WHEREAS, CRH-WU Investments, LLC, a Texas limited liability company, submitted a petition ("Petition"), attached hereto, to the City of Houston, Texas ("City"), requesting consent by the City to the creation of Harris County Municipal Utility District No. 572 ("District"), containing approximately 54.7490 acres of land, consisting of one tract, and within the City's extraterritorial jurisdiction; and

WHEREAS, the District is located in Harris County, and one or more drainage plans for grading, fill, construction of buildings or infrastructure within the proposed district, will be required to be submitted and approved by Harris County; and

WHEREAS, components of the drainage plan may include a variety of engineering solutions to manage and mitigate flooding based on the County's floodplain management rules and regulations; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings and recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the Petition is hereby granted, subject to the terms and conditions set forth in Exhibit B attached to the Petition.

Section 3. That the City Council further hereby notifies the District, its residents and property owners of the provisions of applicable law allowing the City to create a district and annex land of the district located within the City's extraterritorial jurisdiction including, without limitation, the creation of this District and annexation of the land authorized to be included in this District. The City requests that the District include a statement in its form required under Section 49.455, Texas Water Code, reflecting such creation and annexation by the City.

Section 4. That a public emergency exists requiring that this ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this ordinance shall take effect immediately upon its passage and approval by the Mayor; provided, however, that if the Mayor fails to sign this ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 23rd day of September, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 29 2020.

Pat J. Harris

City Secretary

Prepared by Legal Dept.

AH/sec 8/3/20

Requested by Carol Ellinger Haddock, P.E.

Director – Houston Public Works Department

(L.D. File No. 0912000011001)

Anna L. Howard

Senior Assistant City Attorney

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: **SEP 29 2020**

PETITION FOR CONSENT TO THE CREATION
OF A MUNICIPAL UTILITY DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF HOUSTON,
TEXAS:

The undersigned (herein the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petition the City Council of the City of Houston, Texas, for its written consent to the creation of a municipal utility district and would show the following:

I.

The name of the District is HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 572 (the "District").

II.

The District was created by special act of the Texas Legislature, 2019 Regular Session, pursuant to House Bill 4692, and codified in Chapter 8026 of the Texas Special District Local Laws Code under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

III.

The District contains an area of 54.749 acres of land, more or less, situated in Harris County, Texas. All of the land included in the District is within the extraterritorial jurisdiction of the City of Houston, Texas (the "City"). All of the land included may properly be included in the District. The land proposed to be included within the District consists of one tract described by metes and bounds in **Exhibit A** which is attached hereto and incorporated herein for all purposes (the "Land").

IV.

The Petitioner holds fee simple title to a majority in value of the Land which is proposed to be included in the District.

V.

The Petitioner represents that there are no lienholders on the Land except Frost Bank, a Texas state bank.

VI.

The general nature of the work to be done by the District at the present time is the design, construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system for domestic and commercial purposes, the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other construction, acquisition, improvement, maintenance and operation of such additional facilities, systems, plants and enterprises, as shall be consistent with all of the purposes for which the District is created, including roads.

VII.

There is, for the following reasons, a necessity for the above-described work. The Land is urban in nature, is within the growing environs of the City, and is in close proximity to populous and developed sections of Harris County, Texas. There is not now available within the area, which will be developed for single family residential and commercial uses, an adequate waterworks system, sanitary sewer system, or drainage and storm sewer system or adequate roads or park and recreational facilities. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, drainage and storm sewer systems, roads and park and recreational facilities. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of such waterworks system, sanitary sewer system, drainage and storm sewer systems and roads to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

The Petitioner, by submission of this Petition, requests the City's consent to the creation of the District containing the Land under the same conditions as set forth in Exhibit "B," which is attached hereto and incorporated herein for all purposes. The Petitioner hereby covenants that if the requested consent to the creation of the District is given, the Petitioner will adopt and abide by said conditions.

VIII.

A preliminary investigation has been made to determine the cost of the proposed District's waterworks system, sanitary sewer system, and drainage and storm sewer system projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$37,900,000.

IX.

A preliminary investigation has been made to determine the cost of the proposed District's road projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$8,900,000.

X.

A preliminary investigation has been made to determine the cost of the proposed District's park and recreational facilities, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$ 3,100,000.

XI.

The total cost of the proposed District's projects is estimated by the Petitioner to be approximately \$49,900,000.

WHEREFORE, the Petitioner prays that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

[EXECUTION PAGES FOLLOW]

The Effective Date of the Petition is the 4th day of March, 2020.

CRH-WU Investments, LLC, a Texas limited liability company

By: [Signature]

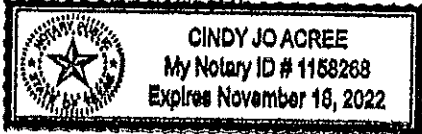
Name: Richard Boxbaum

Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29th day of March, 2020, by Richard Boxbaum, Manager of CRH-WU Investments, LLC, a Texas limited liability company, on behalf of said limited liability company.

(NOTARY SEAL)



[Signature]
Notary Public, State of Texas

Exhibit "A"
(Metes and Bounds Description of the Land)

**METES AND BOUNDS DESCRIPTION
OF 54.749 ACRES OF LAND
IN THE WILLIAM HURD SURVEY, A-376
AND THE F. BENIGNUS SURVEY, A-1463
HARRIS COUNTY, TEXAS**

Being 54.749 acres of land, in the William Hurd Survey, A-376 and the F. Benignus Survey, A-1463, Harris County, Texas, being a portion of PARKSIDE GRAND PARKWAY RESERVE, according to the plat thereof recorded under Film Code Number 683283 in the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: (All bearings based on the Texas Coordinate System of 1983, South Central Zone)

COMMENCING at a 5/8 inch iron rod with cap stamped "Rods Surveying Inc." found for the northwest corner of said PARKSIDE GRAND PARKWAY RESERVE and being the northwest corner of a 0.2941 acre tract dedicated to the public for right-of-way purposes as shown on said plat of PARKSIDE GRAND PARKWAY RESERVE;

THENCE North 87° 26' 12" East – 20.00 feet, with the north line of said PARKSIDE GRAND PARKWAY RESERVE and said 0.2941 acre tract, to a 5/8-inch iron rod with "IDS" cap set for the northwest corner and **POINT OF BEGINNING** of the herein described tract and being the northeast corner of said 0.2941 acre tract;

THENCE North 87° 26' 12" East – 1645.07 feet, with the north line of the herein described tract and the south line of the 15.668 acre tract described in the deed from Roy H. Barrett to Premier Baseball Real Estate recorded in File Number 20120587605 in the Official Public Records of Real Property of Harris County, Texas, to a 5/8-inch iron rod with cap stamped "IDS" found for the northeast corner of the herein described tract, in the west line of the 3.11 acre tract described in the deeds from Judith Mullen as Executrix for the Estate Of John W. Mullen to Lillian Jaeger Hall (1/2 Interest) recorded in File Number V164309 in the Official Public Records of Real Property of Harris County, Texas and the deed from Paul Fehrle to Lawrence Lind and Michael Fitzmaurice (1/2 Interest) recorded in File Number G130286 in the Official Public Records of Real Property of Harris County, Texas;

THENCE South 02° 31' 19" East – 1581.42 feet, with the west line of said 3.11 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of the herein described tract and being the northeast corner of the residue of a called 111.8154 acre tract described in the deed from HSIEN DAO CHANG, TRUSTEE to ROSEHILL PROPERTIES, LLC recorded in File Number RP-2017-430616 in the Official Public Records of Real Property of Harris County, Texas;

THENCE South 88° 19' 57" West – 627.31 feet, with the line common to the herein described tract and said residue tract, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle point on the north right-of-way line of State Highway 99 Grand Parkway (R.O.W. Varies);

THENCE with northerly lines of said State Highway 99 the following courses and distances:

North 13° 27' 48" East – 56.51 feet to a TXDOT monument found for the beginning of a non-tangent curve to the right;

In a westerly direction, with said curve to the right, having a central angle of 00° 58' 17", a chord bearing and distance of North 76° 06' 03" West – 188.67 feet, a radius of 11127.71 feet, and an arc distance of 188.67 feet to a TXDOT monument found for the end of curve;

North 75° 36' 54" West – 958.09 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract, at the northeast intersection of said State Highway 99 Grand Parkway and Cypress-Rosehill Road (width varies);

THENCE with the east right-of-way line of said Cypress-Rosehill Road the following courses and distances:

North 02° 28' 33" East - 108.79 feet, to a 5/8-inch iron rod with cap stamped "MILLER" found for an angle corner;

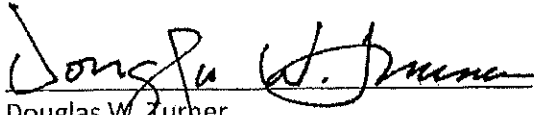
North 11° 10' 09" East - 71.87 feet, to a TXDOT monument found for the beginning of a curve to the left;

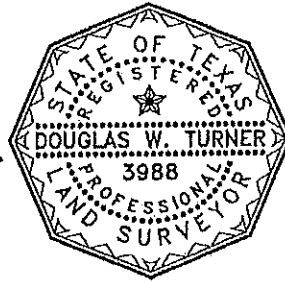
In a northerly direction, with said curve to the left, having a central angle of 17° 10' 54", a chord bearing and distance of North 06° 07' 34" East – 253.91 feet, a radius of 849.89 feet, and an arc distance of 254.86 feet to a PK nail with washer stamped "IDS" set for the end of curve;

North 02° 27' 53" West – 138.89 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of said 0.2941 acre tract, from which a found TXDOT monument, bears South 87° 32' 07" West – 21.57 feet;

North 02° 34' 19" West - 616.47 feet, to the POINT OF BEGINNING of the herein described tract and containing 54.749 acres of land.

Prepared by:
IDS Engineering Group
Job No. 2024-007-01-510
January 11, 2019


Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988



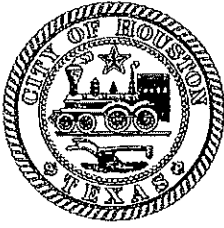


EXHIBIT "B"

(a) To the extent authorized by law, the District will issue bonds only for the purpose of purchasing and constructing, or purchasing, or constructing under contract with the City of Houston, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, recreational facilities, road facilities, or facilities for fire-fighting services, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's water and sewer and/or drainage system to the payment of the District's bonds will terminate when and if the City of Houston, Texas, annexes the District, takes over the assets of the District and assumes all of the obligations of the District. No land located within the extraterritorial jurisdiction of the City of Houston will be added or annexed to the District until the City of Houston has given its written consent by resolution or ordinance of the City Council to such addition or annexation.

(b) (1) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the Director of the Department of Public Works and Engineering of the City of Houston, or to his designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage, and road facilities and related improvements to serve the District and obtain the approval of such plans and specifications therefrom. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform exactly to the specifications of the City of Houston. All water service lines and sewer service lines, lift stations, sewage treatment facilities, and road facilities, and appurtenances thereto, installed or used within the District will comply with the City of Houston's standard plans and specifications as amended from time to time. Prior to the construction of any water, sanitary sewer, drainage or road facilities within or by the District, the District or its engineer will give written notice by registered or certified mail to the Director of Public Works and Engineering, stating the date that such construction will be commenced. The construction of the District's water, sanitary sewer, drainage and road facilities will be in accordance with the approved plans and specifications, and with applicable standards and specifications of the City of Houston; and during the progress of the construction and installation of such facilities, the Director of Public Works and

Engineering of the City of Houston, or an employee thereof, may make periodic on-the-ground inspections.

(2) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Houston's Department of Parks and Recreation and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the Director of the City of Houston Parks and Recreation Department.

(3) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Houston's Fire Department and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the Chief of the City of Houston Fire Department.

(c) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the Department of Public Works and Engineering, City of Houston, as well as to the TCEQ. The District will agree that representatives of the City of Houston may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the Planning Commission of the City of Houston of a plat which will be duly recorded in the Real Property Records of Harris County, Texas, and otherwise comply with the rules and regulations of the Department of Planning and Development and the Department of Public Works and Engineering of the City of Houston.

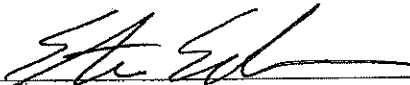
CERTIFICATE OF AUTHORITY

I, the undersigned Manager of CRH-WU INVESTMENTS, LLC, a Texas limited liability company (the "Company"), hereby certify that:

1. Richard Buxbaum is the Manger of the Company;
2. In such capacity, he/she is authorized to execute any and all documents in connection with the creation of Harris County Municipal Utility District No. 572 (the "District"), including, specifically, but not limited to, the Petition for Consent to the Creation of a Municipal Utility District and any certificates needed by the City of Houston, Texas, the Texas Commission on Environmental Quality and the Attorney General of Texas (the "Creation Documents"); and
3. Such execution of the Creation Documents is duly authorized in accordance with the Company's limited liability company agreement.

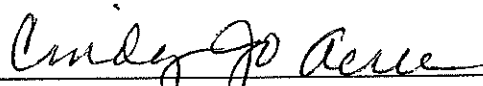
WITNESS MY HAND on March 29, 2020.

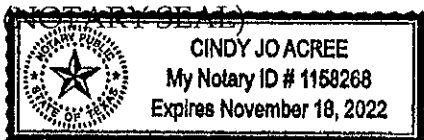
CRH-WU INVESTMENTS, LLC, a Texas
limited liability company

By: 
(Signature of officer OTHER THAN officer stated in no. 1 above)
Name: STEVEN ECKERMAN
Title: MANAGER

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on March 29, 2020,
by Steven Eckerman, Manager of CRH-WU INVESTMENTS, LLC, a Texas
limited liability company, on behalf of said limited liability company.


Notary Public, State of Texas



CERTIFICATE OF LIENHOLDER'S CONSENT

FROST BANK, a Texas state bank, being a lienholder on all or part of the land proposed to be included in the creation of Harris County Municipal Utility District No. 572 (the "District"), the boundaries of which land are more particularly described in **Exhibit A** attached hereto, hereby consents to the creation of the District.

WITNESS MY HAND on April 7, 2020.

FROST BANK, a Texas state bank

By: Robert L. Mueller

Name: Robert L. Mueller

Title: Market President

THE STATE OF TEXAS

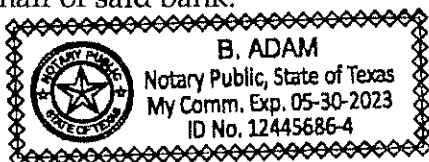
§

COUNTY OF Harris

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This instrument was acknowledged before me on April 7, 2020, by Robert Mueller, as Market President, of FROST BANK, a Texas state bank, on behalf of said bank.



[Signature]
Notary Public, State of Texas

(NOTARY SEAL)

Attachment: Exhibit A - Description of land to be included in the creation of the District

**METES AND BOUNDS DESCRIPTION
OF 54.749 ACRES OF LAND
IN THE WILLIAM HURD SURVEY, A-376
AND THE F. BENIGNUS SURVEY, A-1463
HARRIS COUNTY, TEXAS**

Being 54.749 acres of land, in the William Hurd Survey, A-376 and the F. Benignus Survey, A-1463, Harris County, Texas, being a portion of PARKSIDE GRAND PARKWAY RESERVE, according to the plat thereof recorded under Film Code Number 683283 in the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: (All bearings based on the Texas Coordinate System of 1983, South Central Zone)

COMMENCING at a 5/8 inch iron rod with cap stamped "Rods Surveying Inc." found for the northwest corner of said PARKSIDE GRAND PARKWAY RESERVE and being the northwest corner of a 0.2941 acre tract dedicated to the public for right-of-way purposes as shown on said plat of PARKSIDE GRAND PARKWAY RESERVE;

THENCE North 87° 26' 12" East – 20.00 feet, with the north line of said PARKSIDE GRAND PARKWAY RESERVE and said 0.2941 acre tract, to a 5/8-inch iron rod with "IDS" cap set for the northwest corner and **POINT OF BEGINNING** of the herein described tract and being the northeast corner of said 0.2941 acre tract;

THENCE North 87° 26' 12" East – 1645.07 feet, with the north line of the herein described tract and the south line of the 15.668 acre tract described in the deed from Roy H. Barrett to Premier Baseball Real Estate recorded in File Number 20120587605 in the Official Public Records of Real Property of Harris County, Texas, to a 5/8-inch iron rod with cap stamped "IDS" found for the northeast corner of the herein described tract, in the west line of the 3.11 acre tract described in the deeds from Judith Mullen as Executrix for the Estate Of John W. Mullen to Lillian Jaeger Hall (1/2 Interest) recorded in File Number V164309 in the Official Public Records of Real Property of Harris County, Texas and the deed from Paul Fehrle to Lawrence Lind and Michael Fitzmaurice (1/2 Interest) recorded in File Number G130286 in the Official Public Records of Real Property of Harris County, Texas;

THENCE South 02° 31' 19" East – 1581.42 feet, with the west line of said 3.11 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of the herein described tract and being the northeast corner of the residue of a called 111.8154 acre tract described in the deed from HSIEN DAO CHANG, TRUSTEE to ROSEHILL PROPERTIES, LLC recorded in File Number RP-2017-430616 in the Official Public Records of Real Property of Harris County, Texas;

THENCE South 88° 19' 57" West – 627.31 feet, with the line common to the herein described tract and said residue tract, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle point on the north right-of-way line of State Highway 99 Grand Parkway (R.O.W. Varies);

THENCE with northerly lines of said State Highway 99 the following courses and distances:

North $13^{\circ} 27' 48''$ East – 56.51 feet to a TXDOT monument found for the beginning of a non-tangent curve to the right;

in a westerly direction, with said curve to the right, having a central angle of $00^{\circ} 58' 17''$, a chord bearing and distance of North $76^{\circ} 06' 03''$ West – 188.67 feet, a radius of 11127.71 feet, and an arc distance of 188.67 feet to a TXDOT monument found for the end of curve;

North $75^{\circ} 36' 54''$ West – 958.09 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract, at the northeast intersection of said State Highway 99 Grand Parkway and Cypress-Rosehill Road (width varies);

THENCE with the east right-of-way line of said Cypress-Rosehill Road the following courses and distances:

North $02^{\circ} 28' 33''$ East - 108.79 feet, to a 5/8-inch iron rod with cap stamped "MILLER" found for an angle corner;


North $11^{\circ} 10' 09''$ East - 71.87 feet, to a TXDOT monument found for the beginning of a curve to the left;

in a northerly direction, with said curve to the left, having a central angle of $17^{\circ} 10' 54''$, a chord bearing and distance of North $06^{\circ} 07' 34''$ East – 253.91 feet, a radius of 849.89 feet, and an arc distance of 254.86 feet to a PK nail with washer stamped "IDS" set for the end of curve;

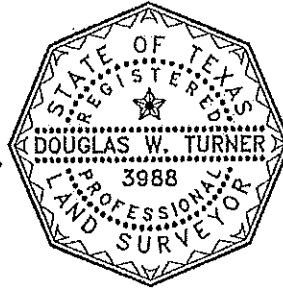
North $02^{\circ} 27' 53''$ West – 138.89 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the southeast corner of said 0.2941 acre tract, from which a found TXDOT monument, bears South $87^{\circ} 32' 07''$ West – 21.57 feet;

North 02° 34' 19" West - 616.47 feet, to the POINT OF BEGINNING of the herein described tract and containing 54.749 acres of land.

Prepared by:
IDS Engineering Group
Job No. 2024-007-01-510
January 11, 2019



Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988





The State of Texas

Secretary of State

I, Jose A. Esparza, Deputy Secretary of State of the State of Texas, DO HEREBY CERTIFY that the attached is a true and correct copy of **House Bill 4692, 86th Session of the Texas Legislature, Regular Session.**

Date Issued: August 6, 2019

A handwritten signature in black ink, appearing to be "JE", written over a horizontal line.

Jose A. Esparza
Deputy Secretary of State

